

RESOLUTION

Date: January 2, 2018

Committees of Origin: Land Use

Re: 2030 Broadway 2nd Floor, a/k/a 154 West 70th Street.

Full Board Vote: 35 In Favor 0 Against 1 Abstention 1 Present

Committee: 6-0-0-1.

OBE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application to the Board of Standards and Appeals #2017-201-BZ by the Law Offices of Marvin B. Mitzner, LLC for a special permit to operate a Physical Culture Establishment operated by CorePower Yoga, LLC, d/b/a CorePower Yoga, on the second floor.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Land Use

Re: 600 Columbus Avenue, Columbus Townhouse (West 89th – 90th Streets.)

Full Board Vote: 37 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application M 920493(K) ZAM to the Department of City Planning by Columbus Townhouse Associates requesting a modification of the previously approved large-scale residential development (CP-18505) as subsequently modified, within the former West Side Urban Renewal Area, involving an increase in the amount of community facility floor area and a decrease in the amount of commercial floor area through an enlargement and the conversion of existing floor area on the first and second floors, of an existing 27-story mixed-use building.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Transportation

Re: West 97th Street Greenmarket (Amsterdam-Columbus Avenues.)

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present

Committee: 4-0-0-0. Non-Committee Board Members: 1-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application by Greenmarket/GrowNYC to the Mayor's Street Activity Permit Office for a permit to hold a greenmarket on Fridays on West 97th Street.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Transportation

Re: 72 West 69th Street (Columbus Avenue.)

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** application EIN#84-1275621 to the Department of Transportation for a revocable consent to construct, maintain and use an exterior wheel chair lift and metal platform with steps and metal railing.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Transportation

Re: Playground in Joan of Arc Complex.

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0. Non-Committee Board Members: 2-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan urges School District #3 to eliminate teacher parking on the playground in the Joan of Arc complex and return it to playground use for PS 333 students.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Transportation

Re: Riverside Drive Service Road (Northbound) / 99th Street.

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present

There currently is not a stop sign on the Riverside Drive Service Road at 99th Street, where there is a pedestrian path entering and exiting Riverside Park. Vehicles often travel on the road at 25MPH or faster, putting pedestrians at great risk. Further, vehicles traveling west on 99th Street are in conflict with vehicles traveling north on the service road, as drivers would assume that vehicles on the Riverside Drive Service Road also have a stop sign. CB7 sees this as an imminent danger to which we are putting DOT on notice.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan urges DOT to put a stop sign on Riverside Drive at 99th Street at once without delay.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Parks & Environment

Re: Riverside Park. The reconstruction of the stair leading to the Joan of Arc Monument at West 93rd Street and Riverside Drive.

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present

Committee: 4-0-0-0. Non-Committee Board Members: 1-0-0-0.

The following facts and concerns were taken into account in arriving at our conclusions:

The stairs on the east side of the Joan of Arc Monument, installed in 1915, are badly deteriorated. Additionally, the Monument area has several desire lines formed over the years, largely created by persons accessing their parked cars on Riverside Drive or walking to or from the southern corner of the Monument site. There are also other conditions in need of renovation. The Monument area has an active and devoted group of volunteers who help tend the landscape. Council Member Helen Rosenthal has allocated \$475,000 of discretionary funds to renovate the Monument site.

The proposed design includes reconstructing the concrete stairs, rationalizing pathways, installing an ADA-compliant entrance at 92nd Street, adding new plantings, adding Riverside Park luminaires on the lighting, adding four new benches in the historic "hoof" design, and adding other historically appropriate features that will contribute to the safety, usability and maintainability of the Monument site.

Community Board 7/Manhattan **approves** the proposed design for the reconstruction of the stairs and other improvements at the Joan of Arc Monument.

CB7 further **strongly urges** DPR to work with NYC DOT with regard to roadway safety issues for pedestrians and others entering and exiting the Monument site, particularly at 92nd Street.

CB7 further **thanks** Council Member Rosenthal for allocating the funding for this important project, and **thanks** Riverside Park Landscape Architect Margaret Bracken for her thoughtful design and presentation.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Parks & Environment

Re: Proposed Design by Department of Parks & Recreation to Install Fitness Equipment and Other Amenities in Riverside Park, South of Neufeld Playground at West 76th Street.

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present

Committee: 4-0-0-0. Non-Committee Board Members: 1-0-0-0.

The following facts and concerns were taken into account in arriving at our conclusions:

Installing fitness equipment at the paved basketball court area south of the Neufeld Playground in Riverside Park was chosen as one of the winners in Council Member Helen Rosenthal's Participatory Budget selection process in 2016. \$250,000 was allocated to the project. DPR held a site visit to obtain user input on suggested elements of the project, in addition to the fitness equipment.

The proposed design includes installing fitness equipment for adults and other ages at the northwest area of the site, adding "Moses era" benches at the perimeter of the site, adding a bike rack just outside the site, adding a junior backboard for basketball, replacing the existing metal backboards with backboards made of polycarbonate and adding a bottle filler.

Community Board 7/Manhattan **approves** the proposed design for this site.

CB7 further **strongly urges** DPR to add a drinking fountain in addition to the bottle filler, preferably in the same unit.

CB7 further **strongly urges** DPR to explore the possibility of installing Fit Zone exercise equipment, in order to maximize accessibility of the equipment, if consistent with the budget for this project.

CB7 further **thanks** Council Member Rosenthal for providing the funding for this important project, and **thanks** Riverside Park Landscape Architect Margaret Bracken for her thoughtful design and presentation.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Preservation

Re: 2751 Broadway, aka 930 West End Avenue, Smoke Jazz and Supper Club (West 106th -105th Streets.)

Application to the Landmarks Preservation Commission to install a handicapped accessible ramp with railing on Broadway.

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present

Committee: 4-0-0-0.

The following facts and concerns were taken into account in arriving at our conclusion:

- A new ADA-accessible ramp will be installed to the south of the entrance, beginning at the high point of the sidewalk to minimize the length of the ramp run, with an accessible ramp sign mounted on the façade at the base of the ramp.
- The new ramp will be 44" wide.
- The ramp will be constructed of concrete, with a 4" high steel curb, 0.75" thick, tied into the concrete.
- A new steel handrail will be welded to the curb. Railing will be fabricated of 0.75" x 2.25" steel vertical supports with a 1.9" diameter steel handrail.
- All steel elements will be black.
 - Because there is insufficient maneuvering space adjacent to the entry door, an automatic door opener will be installed. The door operator will be mounted on the building façade at the top of the ramp.

The Committee expressed concern that the flat top of the metal curb, as well as the curb extensions at the bottom of the ramp and the top of the landing posed safety issues as they created exposed sharp corners and edges. The applicant agreed to cut back the curbs to be flush with the edge of the vertical supports. Furthermore, the applicant agreed to bullnose, ease or otherwise soften the top edges of the metal curb along its length, to eliminate those sharp edges.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the proposed ramp and railing as modified is minimally appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new handicapped-accessible ramp with steel railing as modified.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Preservation

Re: 11 Riverside Drive (West 73rd – 74th Streets.) Application to the Landmarks Preservation Commission for a window replacement program.

Full Board Vote: 28 In Favor 4 Against 3 Abstentions 0 Present

Committee: 3-1-0-0.

The following facts and concerns were taken into account in arriving at our conclusion:

- The building was erected in 1950, fills an entire city block.
- In 1986, there was a building-wide window replacement program, installing new aluminum insulated windows. While in most instances, the configuration of the original windows were replaced in kind, in the triple window openings, many of the original triple double-hungs were replaced with two double-hungs flanking a center fixed glass panel.
- In the proposed replacement window program, all the existing windows not recently replaced by an individual tenant will be replaced with new aluminum windows with superior thermal insulation properties.
- All single and double-window units will be replaced in kind.
- All triple window units (which currently consist of a mixture of types: triple double-hungs and two double-hugs flanking a fixed center glass panel), will be replaced with a pair of double-hung windows flanking a center casement window which visually approximates the existing fixed center glass panel.
- When the limited number of more recently replaced triple-window-opening windows which do not conform to this proposed configuration are replaced, they too will be required to conform with this standard configuration.
- To standardize the installation of the numerous window air conditioning units, a modified lower sash replacement is proposed, consisting of the following:
 - i. At sill level, a 15" tall insulated "Alucobond" panel, sized to accommodate a center-installed air conditioner, with closed infill panels at the sides (and possibly top).
 - ii. Structural air conditioner supports will be anchored to the new window frames at the sill level, and tied back to the frame within the Alucobond panel structure.
 - iii. Above the a.c. panel, a new 7" tall mini sash.
- Window finish, and all a.c.-related components will be dark bronze finish.

The Committee requested several specific clarifications be added to the drawings:

1. In lieu of the note "EQ", stating the specific width of the two double-hung window units in the new triple window configuration.
2. In order for this replacement window program to serve as a true replacement window master plan, revise all "Proposed" elevation drawings to include the new triple-window configuration throughout, including the recently-replaced existing non-conforming windows.
3. At the modified lower sash option for window air conditioner installation, specify 15" height for the a.c. panel, and 7" height dimension for the mini window sash unit.

The Committee urges the applicant to create a master plan for window a.c. unit installation to regularize the window unit location within each vertical window columns, specifying WHICH window in a multiple window opening the a.c. will be installed.

The Preservation Committee of Community Board 7/ Manhattan believes that with the Committee-requested clarifications, the design of the window configurations in the proposed replacement window program is reasonably appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new window replacement program, subject to the requested specification clarifications.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Preservation

Re: 206 West 79th Street (Amsterdam-Broadway.) Application to the Landmarks Preservation Commission for legalization of the storefront.

Full Board Vote: 35 In Favor 0 Against 0 Abstentions 0 Present

Committee: 4-0-0-0.

The applicant did not attend the meeting;

THEREFORE BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the application to legalize the storefront design.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Preservation

Re: 577 Columbus Avenue (West 88th Street.) Application to the Landmarks Preservation Commission for a storefront replacement.

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present

Committee: 4-0-0-0.

The following facts and concerns were taken into account in arriving at our conclusion:

- In the 1980's the original storefront door and window openings on Columbus Avenue were filled in, the existing side street door converted to a window, and decorative cast iron structural elements were concealed.
- The storefront openings sit within a rusticated stone base, currently painted yellow. The base material is likely to be limestone, similar to the exposed limestone band which runs below the second floor windows.
- The two original cast iron pilasters within the storefront opening, a taller cast iron pilaster to the south, and the original cast iron header will be all be exposed and restored.
- Along 88th Street, the original side door will be restored, and the existing window will be replaced to be similar to the new Columbus Avenue fenestration.
- The original transoms (still present at the residential entrance on 88th Street and at the 88th Street storefront side window) will be incorporated into the fenestration design throughout.
- In the new storefront design, the main entry will shift from the center of the opening to the north end of the Columbus Avenue façade to create an accessible entry with minimal re-grading.
- The two new window bays on Columbus will be modern interpretations of the traditional storefront window bays: recessed glass set within deep frames which protrude slightly from the storefront frame. The window frame structure will have a thicker dimension, balancing the heft of the surrounding rusticated stone base.
- The overall storefront will be dark bronze/ dark brown finish.
- In lieu of repainting the rusticated stone base the same yellow color as proposed, at the Committee's request, the applicant agreed to remove the paint, restore the limestone if possible, or repaint the base in a color that approximates the existing limestone band above.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design of the replacement storefront, with the stone base restored or repainted to match the limestone facade band, is reasonably appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed storefront replacement design as modified.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Business & Consumer Issues

Re: 2737 Broadway (West 105th Street.)

Full Board Vote: 33 In Favor 0 Against 1 Abstention 0 Present

Committee: 3-0-0-0. Non-Committee Board Members: 1-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application #15452-2017-ASWC to the Department of Consumer Affairs by Serafina 2735 Corp., d/b/a Serafina, for a four-year consent to operate an unenclosed sidewalk café with 33 tables and 69 seats.

RESOLUTION

Date: January 2, 2018

Committees of Origin: Business & Consumer Issues

Re: Multi-block street fairs.

Full Board Vote: 32 In Favor 0 Against 1 Abstention 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the following applications to the Street Activity Permit Office for multi-block street fairs in 2018.

DATE	SPONSOR NAME	LOCATION	COMMITTEE VOTE
4/15/18	Veritas, Inc. ^{M&R}	Bway, W 96 th -102 nd E	C: 3-0-0-0. NCM: 1-0-0-0.
4/15/18	Duke Ellington Blvd. Neighborhood Association ^{M&R}	Bway, W 102 nd -106 th E	C: 3-0-0-0. NCM: 1-0-0-0.
4/15/18	24th Precinct Community Council ^{M&R}	Bway, W 102 nd -106 th E	C: 3-0-0-0. NCM: 1-0-0-0.
4/29/18	Lincoln Square Neighborhood Center ^{CF}	Col, W 66 th - 72 nd	C: 3-0-0-0. NCM: 1-0-0-0.
5/06/18	Broadway Mall Center ^{M&R}	Bway, W 86 th - 93 rd E	C: 3-0-0-0. NCM: 1-0-0-0.
5/13/18	Committee for Environmentally Sound Development ^{CF}	Bway, W 60 th -65 th E	C: 3-0-0-0. NCM: 1-0-0-0.
5/20/18	West Manhattan Chamber of Commerce	Amst, W 77 th -88 th	C: 3-0-0-0. NCM: 1-0-0-0.
5/27/18	Coalition for a Livable West Side ^{M&R}	Bway, W 72 nd -82 nd W	C: 3-0-0-0. NCM: 1-0-0-0.
5/27/18	Safe Haven West Side Basketball League ^{M&R}	Bway, W 82 nd -86 th W	C: 3-0-0-0. NCM: 1-0-0-0.
6/03/18	Project Open at Lincoln Center Towers ^{M&R}	Bway, W 65 th -72 nd W	C: 3-0-0-0. NCM: 1-0-0-0.
6/03/18	Mitchell-Lama Residents Coalition ^{M&R}	Bway, W 65 th -72 nd W	C: 3-0-0-0. NCM: 1-0-0-0.
6/09/18	Valley Restoration, LDC ^{MG}	Col, West 96 th -106 th	C: 3-0-0-0. NCM: 1-0-0-0.
6/10/18	WS Federation of Neighborhood & Block Assoc. ^{M&R}	Bway, W 73 rd -82 nd E	C: 3-0-0-0. NCM: 1-0-0-0.
6/10/18	The Broadway Mall Association ^{M&R}	Bway, W 82 nd -86 th E	C: 3-0-0-0. NCM: 1-0-0-0.
8/19/18	Goddard Riverside ^{CF}	Amst, W 79 th -86 th	C: 3-0-0-0. NCM: 1-0-0-0.
9/16/18	West Manhattan Chamber of Commerce	Col, W 68 th -86 th	C: 3-0-0-0. NCM: 1-0-0-0.
10/14/18	Bloomingdale Area Coalition ^{M&R}	Bway, W 96 th -106 th W	C: 3-0-0-0. NCM: 1-0-0-0.
10/21/18	NAACP Mid-Manhattan Branch ^{M&R}	Bway, W 86 th - 90 th W	C: 3-0-0-0. NCM: 1-0-0-0.
10/21/18	Symphony Space ^{M&R}	Bway, W 90 th - 96 th W	C: 3-0-0-0. NCM: 1-0-0-0.

Producers... M&R: Mort & Ray | CF: Clearview Festival | MGF: Mardi Gras Festival

C= Committee NCM= Non-Committee Members

RESOLUTION

Date: January 2, 2018

Re: Robert Espier leave request

Full Board Vote: 36 In Favor 0 Against 0 Abstentions 0 Present

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** request for leave of absence for Robert Espier on January through March of 2018.